

Town of Montville
 Planning and Zoning Commission
 310 Norwich New London Turnpike
 Uncasville, Ct 06382

Special Meeting Minutes of
 Tuesday April 9, 2019

1. Call to Order: Commissioner Pieniadz Called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance: All rose to salute the flag
3. Roll Call: Present were Commissioners Pieniadz, Desjardins, Estelle, Polhemus, Siragusa, Longton, Duchesneau and Toner. Commissioner Hillsberg was absent. Also present were Town Planner Marcia Vlaun and Assistant Planner Colleen Bezanson
 Executive Session: None
4. Public / Application: None
5. New Business:

- a. **(219 SITE 8) Owners: WERN, LLC, Norwich Roman Catholic Diocesan Corporation and Mohegan Hill Montville, LLC/Applicant: Mohegan Hill Montville, LLC: Site plan application for Phase 1A Verde Hills development.** 1741 & 1751 Route 32 (Map 94 Lots 36&35), Portion of 1593 Route 32 (Map 41 Lot 3) **Associated application of Route 32 Overlay Zone (OZ)** 162 & 190 Derry Hill Rd (Map 34 Lots 88, 39,40), 43, 43R & 47 Driscoll Dr. (Map 42 Lots 11B, 11 & 11A), 174, 226, 238, 246, 252, 260, 266, 272 Massapeag Side Rd (Map 42 Lots 3, 4, 4A, 4A01, 5, 7, 8C, 8B, 8A, 8, 9, 12).

The Town Planner read the Staff Report: The proposed project is wholly consistent with OZ requirements and POCD goals and represents a significant investment in the community. A total of 343.3 +/- acres will be placed in the OZ. The designated parcels are:

Map/Lot	Address
034-039-000	190 Derry Hill Road
034-040-000	Derry Hill Road
034-088-000*	162 Derry Hill Road
042-003-000*	174 Massapeag Side Road
042-004-000	Massapeag Side Road
042-004-00A*	226 Massapeag Side Road
042-004-0A1	Massapeag Side Road
042-005-000	Massapeag Side Road
042-007-000	238 Massapeag Side Road
042-008-000*	266 Massapeag Side Road
042-008-00A*	260 Massapeag Side Road
042-008-00B*	252 Massapeag Side Road
042-008-00C*	246 Massapeag Side Road
042-009-000*	272 Massapeag Side Road
042-011-000	43R Driscoll Drive
042-011-00A*	47 Driscoll Drive
042-011-00B*	43 Driscoll Drive

042-012-000	Massapeag Side Road
094-035-000	1751 Route 32
094-036-000	1741 Route 32
041-003-000	1593 Route 32 (62.3 acres+/-)

Addresses with *

designation are sites where dilapidated houses must be removed.

62.3+/- acres are to be conveyed from the Norwich Catholic Diocesan Corporation and 2.41 acres are to be conveyed from Wern LLC (frontage parcels)

This project will be developed in phases. This application considers Phase 1A.

Phase 1A consists of the following:

- 64.6 acres
- A new access/egress driveway cut on Route 32
- Approximately 2,600 +/- feet of private road and associated drainage
- The extension of water, sewer, gas, electric and telecommunication lines
- Building # 1 (87,226 +/- SF)
- Building # 2 (166,150 +/- Sf)
- Each building shall consist of an office, an electrical room, a data hall and an equipment yard
- The buildings will house computer and network equipment dedicated to large scale data storage

The applicant has agreed to make the changes outlined in the conditions. The revised drawings shall be submitted to the Planning Department for review and approval prior to the Chairman signing the plan.

Representatives of the project introduced themselves and spoke briefly about project. Discussion was held.

COMMISSIONER TONER made a **Motion** and seconded by COMMISSIONER DESJADINS that this project meets the requirements of Section 14A of the Zoning Regulations – Route 32 Overlay Zone (OZ). The parcels shown on Attachment ‘A’ shall be included in the OZ. Attachment ‘A’ shall be made part of the minutes of this meeting.

The Commission finds that the site plan meets the requirements of Section 11, Section 14A and Section 17 of the Zoning Regulations and approves the site plan for Phase 1A Improvements; Verde Hills; Route 32 Montville, Connecticut, Mohegan Hill Montville, LLC, Stadia Engineering Associates dated March 29, 2019; Map 094-035-000 1751 Route 32; Map 094-036-000 1741 Route 32; 041-003-000 (partial) 1593 Route 32 with the following conditions:

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void. The applicant may re-file another application review. The conditions of approval are:

Cover sheet	Revise Phase 1 to Phase 1A
PHS-02	Show Phase 1A line Site data table incorrect – use Zone C-2 data Change to Phase 1A construction schedule Show acreage for Phase 1A
C-10.2 & 10.3	Show building entrance adjacent to handicapped parking (Building Dept. requirement)
C-20.1; C-40.1	Show basin south of CB1 & CB1A stormwater must be treated before discharge
Drainage	Show location of underground filtration systems – after final building locations have been approved
E&S Notes	
Sec. C.6	Remove “the Town of Montville”
Sec. B.3	Change Conservation Officer to Town Planner
PHS-01	Show remaining acreage for St Bernard
Map changes	190 Derry Hill Rd. Missing from project area on inset map. Existing conditions sheet should show existing parcel lines
Abutters List	Abutters list: #11 should read Walter D. De La Cruz and Herlinda Salazar Missing Map 101 Lot 17 Driscoll Dr. owned by John and Frank Lathrop
Fire Hydrants	Add note to plan: the Fire Marshal shall have final location approval for Hydrants and fire lanes
Lighting	Shall comply with Section 18.4 of the Zoning Regulations
Route 32 Overlay Zone (OZ)	All parcels in the OZ shall be consolidated as one parcel
Other submission requirements	WPCA capacity letter
Demolition	The 10 houses listed in Attachment ‘A’ shall be demolished within 12 months of the date of approval of this application.
Other Permits	OSTA; DEEP Stormwater; DOT District 2

Attachment 'A'

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The applicant shall post a \$5000.00 erosion and sediment control bond prior to the start of construction.

Roll Call Vote ALL if Favor 8-0-0 **Motion carried**

Chairman Pieniadz asked for a brief break at 6:55 pm and we resumed at 7:02 pm

6. Old Business

a. Capital Budget

The Commission discussed the capital budget and wanted to make note that additional money should be added for money was left out for future waterline extensions.

COMMISSIONER SIRAGUSA made a **Motion** and seconded by COMMISSIONER TONER to send a favorable review to the council with a recommendation that money should be added for money was left out for future waterline extensions.

ALL in Favor 8-0-0 **Motion carried**

7. Zoning Matters: None
8. Town Planner: None
9. Communications: None
10. Other Business: None
11. Minutes: Acceptance of the meeting minutes for March 26, 2019 and April 9, 2019 will take place at our next meeting
12. Adjourn: 7:15 pm

Respectfully submitted,

Tiffany Williams, Recording Secretary